

240 Aviation Place NE

Calgary, Alberta



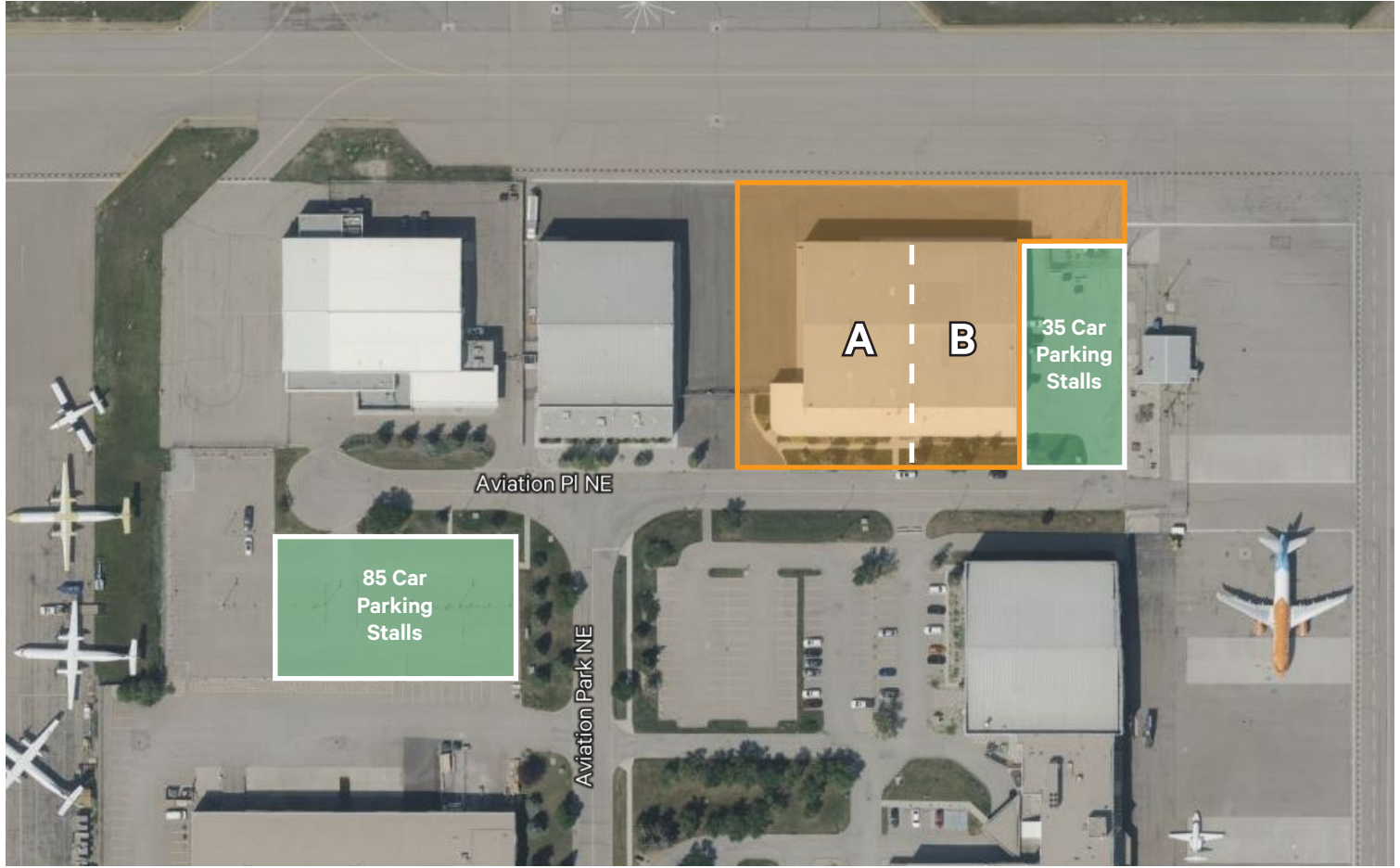
CLICK TO VIEW
PROPERTY VIDEO

±33,686 SF Airside Hangar for Sale



240 Aviation Place NE

Calgary, Alberta | T2E 7G1



Total Building Area	33,686 SF		
Building Area Breakdown	Hangar A	Hangar B	
	Office: ±5,476 SF	Office: ±4,500 SF	
	Hangar: ±11,645 SF	Hangar: ±12,065 SF	
	Total Area: 17,121 SF	Total Area: 16,565 SF	
Zoning	S-CRI (Special Purpose-City and Regional Infrastructure)		
Site Area	2.67 Acres		
Loading	Hangar A: 1 x (28'x100') Door, 1 x (16'x26') Door Hangar B: 1 x (24'x65') Door		
Ceiling Height	28'-34'		
Power	600 Amp (TBV)		
Car Parking	Hangar A: 85 Stalls, Hangar B: 35 Stalls		
Property Taxes	TBV		
Sale Price	\$7,995,000.00		
Availability	Immediately *Partial income in place, contact listing agent for details		

S-CRI

Zoning

2.67

Site Area (Acres)

33,686

Building Area (SF)

Property Highlights

- + Rare opportunity to purchase air-side hangar space with direct access to YYC runways
- + Recent significant interior improvements completed
- + Partially leased with existing income in place
- + Approximately 9,976 SF of office build-out, inclusive of private offices, open concept work area, front entrance common area, lobby, departure lounge, kitchenette and wet bar
- + Land lease in place until 2028 with an option to renew for a further 24 years
- + Ample parking with 120 employee and customer parking stalls
- + Radiant heating, trench drainage and make-up air systems in place



Hanger A Area Breakdown

±5,476
Office (SF)

±11,645
Hangar A (SF)

17,121
Total Area (SF)

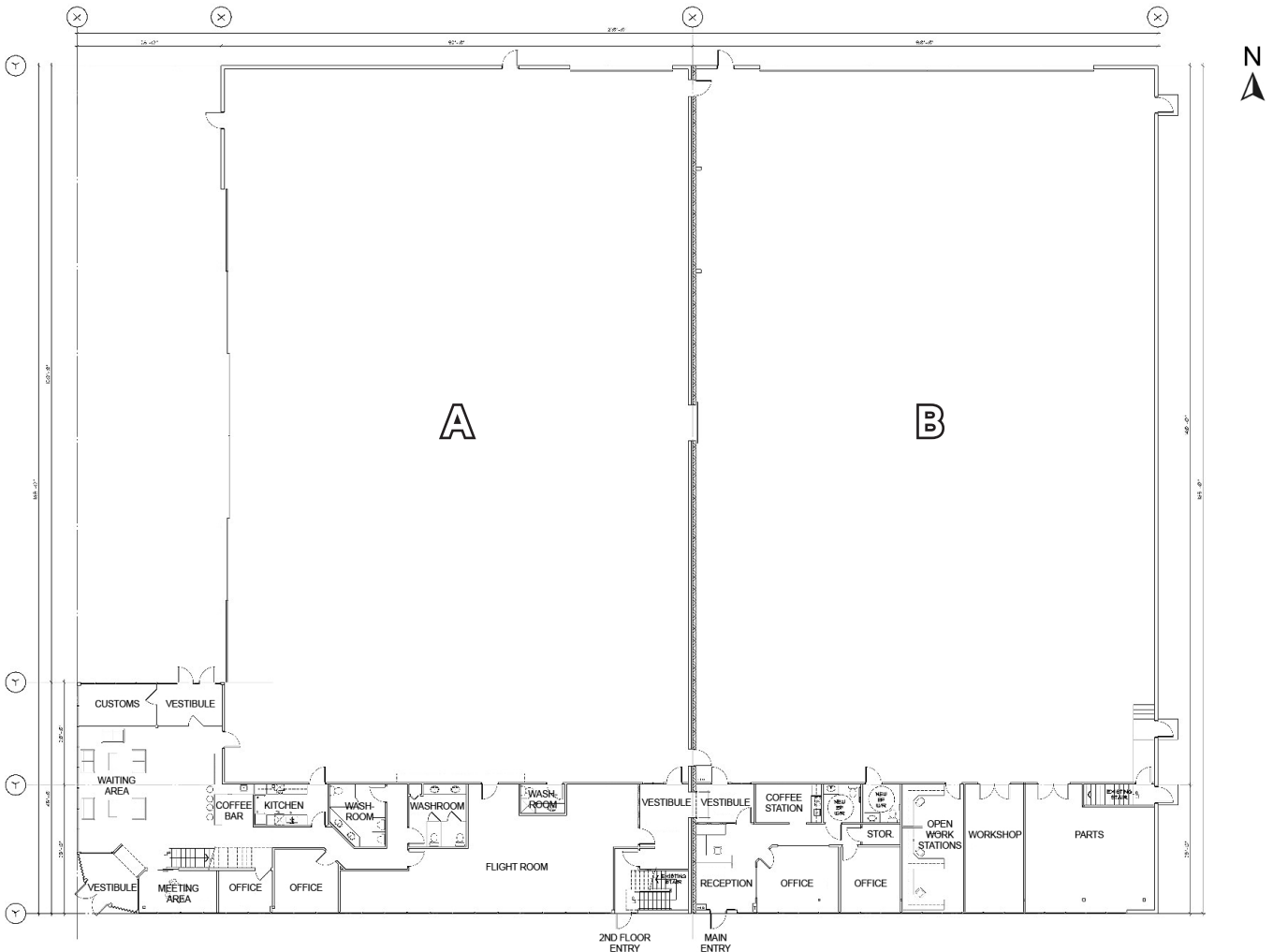
Hanger B Area Breakdown

±4,500
Office (SF)

±12,065
Hangar B (SF)

16,565
Total Area (SF)

Floor Plan





Contact Us

Luke Hamill

Senior Vice President
+1 403 294 5707
luke.hamill@cbre.com
**Lead Broker*

Blake Ellis

Vice President
+1 403 750 0519
blake.ellis@cbre.com
**Lead Broker*

Iain Ferguson

Vice Chairman
+1 403 750 0803
iain.ferguson@cbre.com

Cameron Woods

Vice President
+1 403 303 4562
cameron.woods@cbre.com

Evan Renwick

Vice President
+1 403 750 0807
evan.renwick@cbre.com

This disclaimer shall apply to CBRE Limited, and to all divisions of the Corporation (“CBRE”).The information set out herein (the “Information”) has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient’s reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.